

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate at Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for (a diagnostic automobile tune-up center) Service garage

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Martin Schwartz & David Schwartz
 Legal Owner(s): FRANCES C. STENGEL
 (Type or Print Name)
 Signature: [Signature]
 Address: 901 So. HANOVER Street
 Baltimore, Md. 21230
 City and State: [Blank]

Attorney for Petitioner: [Blank]
 (Type or Print Name)
 Address: [Blank]
 City and State: [Blank]
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Name: MARTIN SCHWARTZ
 Address: 901 S. HANOVER ST. BAL MD 21230
 Phone No.: 837-0474

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of April, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1981, at 10:00 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 18, 1981

COUNTY OFFICE BLDG.
 111 N. Chesapeake Ave.
 Towson, Maryland 21204
 060
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Ms. Frances C. Stengel
 Carroll Road
 Monkton, Maryland 21111

RE: Item No. 192
 Petitioner - Frances C. Stengel
 Special Exception Petition

Dear Ms. Stengel:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of the proposal of the contract purchasers to convert the existing building, formerly utilized as a service station, to a service garage, this special exception is required.

I personally spoke to Mrs. Schwartz and Mr. Frank Lee, the surveyor, concerning revisions to the submitted site plan. It was my suggestion that any revisions requested by the Committee could be indicated on revised site plans at the building permit stage if the request is granted.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing held accordingly.

Very truly yours,

[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

ENCLOSURE

cc: Martin & David Schwartz
 901 S. Hanover Street
 Baltimore, Maryland 21230

Frank Lee
 1277 Neighbors Avenue
 Baltimore, Maryland 21237



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
 DIRECTOR

May 25, 1981

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #192 (1980-1981)
 Property Owner: Frances C. Stengel
 S/E corner Merritt Blvd. & Westfield Road
 Acres: 0.51 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises a part of the plat of "Westfield", recorded J.W.B. 14, Folio 90.

Baltimore County highway and utility improvements are not directly involved.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 192 (1980-1981).

Very truly yours,

[Signature]
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:EAM:FW:SS
 cc: Jack Wimbley



Maryland Department of Transportation
 State Highway Administration

James J. O'Donnell
 Secretary
 M. S. Caltrider
 Administrator

April 27, 1981

Mr. William Hammond
 Zoning Commissioner
 County Office Bldg.
 Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of April 21, 1981
 ITEM: #192
 Property Owner: Frances C. Stengel
 Location: SE/Corner Merritt Blvd. & Westfield Road
 Existing Zoning: BL
 Proposed Zoning: Special Exception for Service Garage
 Acres: 0.51
 District: 12th

Dear Mr. Hammond:

On review of the plan of March 30, 1981, the State Highway Administration finds the plan generally acceptable with the closing of the entrances at the corner of Merritt Blvd. and Westfield Road.

However, the 6' concrete walk located at the center island of Westfield Road does not exist.

It is recommended that the plan be revised to show a concrete walk be constructed along the frontage of Westfield Road and Merritt Blvd. before a hearing date is assigned.

Very truly yours,

Charles Lee, Chief
 Bureau of Engineering
 Access Permits

[Signature]
 By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley

My telephone number is 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203



Baltimore County
 Department of Traffic Engineering
 TOWSON, MARYLAND 21204
 (301) 454-2550

STEPHEN E. COLLINS
 DIRECTOR

May 27, 1981

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 192 - ZAC - Meeting of April 21, 1981
 Property Owner: Frances C. Stengel
 Location: SE/Corner Merritt Boulevard & Westfield Road
 Existing Zoning: BL
 Proposed Zoning: Special Exception for Service Garage

Acres: 0.51
 District: 12th

Dear Mr. Hammond:

Sidewalks should be provided along the entire frontage of the site.

[Signature]
 Michael S. Flanagan
 Engineer Associate II



BALTIMORE COUNTY
 DEPARTMENT OF HEALTH
 TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
 DEPUTY STATE & COUNTY HEALTH OFFICER

May 19, 1981

Mr. William E. Hammond, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #192, Zoning Advisory Committee Meeting of April 21, 1981, are as follows:

Property Owner: Frances C. Stengel
 Location: SE/Corner Merritt Blvd. & Westfield Road
 Existing Zoning: BL
 Proposed Zoning: Special Exception for Service Garage
 Acres: 0.51
 District: 12th

Metropolitan water and sewer exist.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

[Signature]
 Ian J. Forry, Director
 BUREAU OF ENVIRONMENTAL SERVICES

LJF/als



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204
 825-7310

PAUL H. RENCKE
 CHIEF

June 1, 1981

Mr. William Hammond
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Frances C. Stengel

Location: SE/Corner Merritt Blvd. & Westfield Road

Item No.: 192 Zoning Agenda: Meeting of April 21, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: [Signature]
 Planning Group Fire Prevention Bureau
 Special Inspection Division

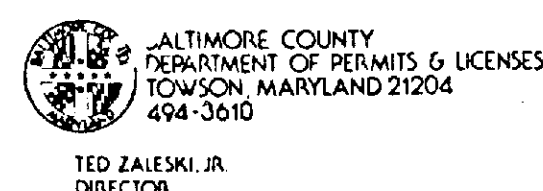
/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition as it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of July, 1981, that the herein Petition for Special Exception for a service garage (diagnostic automobile tune-up center) should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. On the site plan, under General Notes, indicate both the existing and proposed zoning.
2. Designate sidewalks along the entire frontage of both Merritt Boulevard and Westfield Road on the site plan.
3. Eliminate the five parking spaces located in the northwest area of the property, or eliminate three spaces and re-locate two of the spaces to the front of the office area.
4. A revised site plan, incorporating the restrictions contained herein, being submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Jan M. H. Hession, III
Deputy Zoning Commissioner of
Baltimore County



Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on Item # 192, Zoning Advisory Committee Meeting, April 21, 1981, are as follows:

Property Owner: Frances C. Stengel
Location: SE Corner Merritt Blvd. & Westfield Road
Existing Zoning: BL
Proposed Zoning: Special Exception for Service Garage

Acres: 0.51
District: 12th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes, and other miscellaneous and other miscellaneous.
- X B. A building/ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3' 0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: Site plan shall show compliance to State Handicapped Code, parking, signs, curb cuts, building access, etc.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Berman
Charles E. Berman, Chief
Plans Review

CB:rry

May 15, 1981

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 14, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 21, 1981

RE: Item No: 190, 191, 192, 193, 194
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

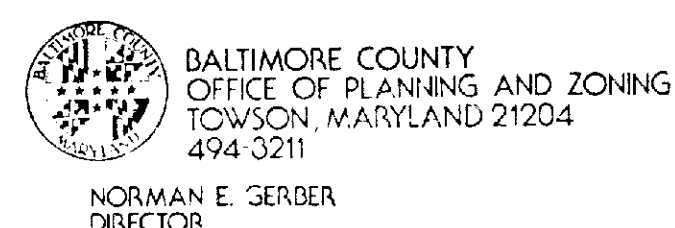
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

John W. Hession, III
John W. Hession, III, Assistant
Department of Planning

KNP/bp



NORMAN E. GERBER
DIRECTOR

June 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #192, Zoning Advisory Committee Meeting, April 21, 1981, are as follows:

Property Owner: Frances C. Stengel
Location: SE/corner Merritt Blvd and Westfield Road
Acres: 0.51
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided along the front, street side, and rear of the property.

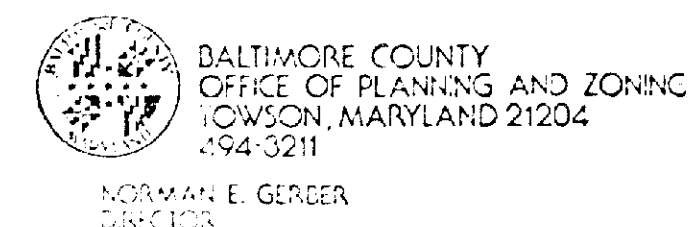
It is suggested that the 5 parking spaces located at the northwest area of the property be eliminated and relocated to the front of the office area, or the rear of the site.

Where the driveways are closed, sidewalks will be required to be extended.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

81-221-X



NORMAN E. GERBER
DIRECTOR

June 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

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Acres: 0.51
District: 12th

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It is suggested that the 5 parking spaces located at the northwest area of the property be eliminated and relocated to the front of the office area, or the rear of the site.

Where the driveways are closed, sidewalks will be required to be extended.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SE corner of Merritt Blvd. &
Westfield Rd., 12th District : OF BALTIMORE COUNTY

FRANCES C. STENGEL, Petitioner : Case No. 81-221-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of June, 1981, a copy of the foregoing Order was mailed to Frances C. Stengel, Carroll Road, Monkton, Maryland 21111, Petitioner; and Martin and David Schwartz, 901 South Hanover Street, Baltimore, Maryland 21230, Contract Purchasers.

John W. Hession, III
John W. Hession, III

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 81-221-X
Building Permit Application
No.
12th Election District

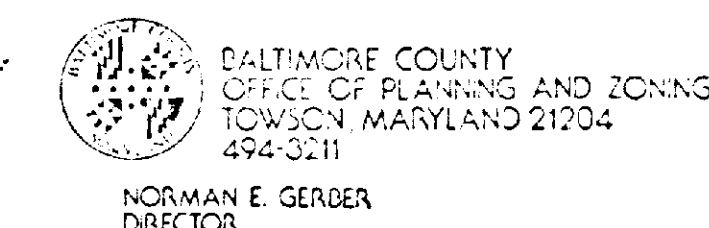
Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Mark Schaefer, Pres
S+S Automates, Inc
T/A Precision Tune



NORMAN E. GERBER
DIRECTOR

June 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #192, Zoning Advisory Committee Meeting, April 21, 1981, are as follows:

Property Owner: Frances C. Stengel
Location: SE/corner Merritt Blvd and Westfield Road
Acres: 0.51
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided along the front, street side, and rear of the property.

It is suggested that the 5 parking spaces located at the northwest area of the property be eliminated and relocated to the front of the office area, or the rear of the site.

Where the driveways are closed, sidewalks will be required to be extended.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

June 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

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Acres: 0.51
District: 12th

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It is suggested that the 5 parking spaces located at the northwest area of the property be eliminated and relocated to the front of the office area, or the rear of the site.

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Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

ENCLOSURE

June 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #192, Zoning Advisory Committee Meeting, April 21, 1981, are as follows:

Property Owner: Frances C. Stengel
Location: SE/corner Merritt Blvd and Westfield Road
Acres: 0.51
District: 12th

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Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

ENCLOSURE

June 9, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #192, Zoning Advisory Committee Meeting, April 21, 1981, are as follows:

Property Owner: Frances C. Stengel
Location: SE/corner Merritt Blvd and Westfield Road
Acres: 0.51
District: 12th

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Where the driveways are closed, sidewalks will be required to be extended.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: June 11, 1981

SUBJECT: Petition #81-221-X. Petition for Special Exception for
(a diagnostic automobile tune-up center) Service Garage
Petitioner - Frances C. Stengel

12th District

HEARING: Tuesday, June 23, 1981 (10:00 A.M.)

The use would be appropriate here. If granted it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

PETITION FOR SPECIAL EXCEPTION

12th DISTRICT

ZONING: Petition for Special Exception for Service Garage
LOCATION: Southeast Corner of Merritt Boulevard & Westfield Road
DATE & TIME: Tuesday, June 23, 1981 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for (a diagnostic automobile tune-up center) Service Garage

All that parcel of land in the Twelfth District of Baltimore County

Being the property of Frances C. Stengel, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 23, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

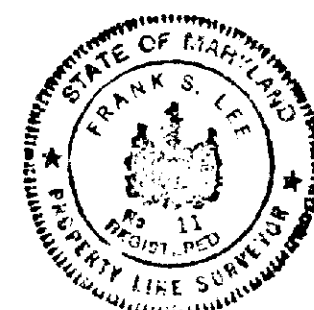
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

April 3, 1981

No. 1645 Merritt Blvd.
12th District Baltimore County, Maryland

Beginning for the same at the southeast corner of Merritt Blvd. and Westfield Road, thence running and binding on the east side of Merritt Blvd. (the east side being 60 feet from the center line) by a line curving to the right with a radius of 1014.93 feet for a distance of 116.36 feet, thence leaving Merritt Blvd. for three lines of division as follows: South 7 degrees 51 minutes 50 seconds East 60 feet, North 73 degrees 32 minutes 10 seconds East 130 feet and North 3 degrees 54 minutes 40 seconds East 177.98 feet to the south side of Westfield Road, and thence running and binding on the south side of Westfield Road as follows: North 79 degrees 27 minutes 10 seconds West 108.10 feet and South 49 degrees 56 minutes West 30.92 feet to the place of beginning.

Containing 0.51 acres of land more or less.



June 23, 1981

Mr. Martin Schwartz
901 S. Hanover Street
Baltimore, Maryland 21230

RE: Petition for Special Exception
SE corner Merritt Blvd. & Westfield Rd.
Frances C. Stengel - Petitioner
Case #81-221-X

Dear Mr. Schwartz:

This is to advise you that \$64.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096957

DATE 6/23/81 ACCOUNT 01-662

AMOUNT \$64.00

RECEIVED FROM Martin Schwartz
FOR Posting and Advertising of Case #81-221-X

VALIDATION OR SIGNATURE OF CASHIER

July 1, 1981

Mr. Martin Schwartz
901 South Hanover Street
Baltimore, Maryland 21230

RE: Petition for Special Exception
SE/corner of Merritt Blvd. & Westfield Rd. - 12th Election District
Frances C. Stengel - Petitioner
NO. 81-221-X (Item No. 192)

Dear Mr. Schwartz:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

William M. H. Jung
WILLIAM M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. Frances C. Stengel
Carroll Road
Monkton, Maryland

May 25, 1981

RE: NOTICE OF HEARING
Southeast Corner of Merritt Blvd. & Westfield Rd.
Petition for Special Exception
Case No. 81-221-X

TIME: 10:00 A.M.

DATE: Tuesday, June 23, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Martin Schwartz
901 S. Hanover Street
Baltimore, MD 21230

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Frances C. Stengel
Carroll Road
Baltimore, MD 21217

cc: Martin & David Schwartz
201 S. Hanover Street
Baltimore, MD 21230

Frank Lee
1777 RedChase Avenue
Baltimore, MD 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day
of June, 1981.

Petitioner: Frances C. Stengel

Petitioner's Attorney: _____

Reviewed by: *Nicholas B. Commodari*

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: *WES* Revised Plans: _____
Change in outline or description Yes _____
Previous case: _____ Map # _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 8 day of April, 1981.

Filing Fee \$ 50 Received: ✓ Check _____

Cash _____

Other _____

William E. Hammond, Zoning Commissioner

Submitted by: *Schwartz*

wed by: *WES*

the Petition for assignment of a

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - TAXES DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097293

DATE: May 22, 1981 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Precision Franchises, Inc.

FOR: Filing fee for case nr 1-221X

4891 50.00

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 June 19, 1981

THIS IS TO CERTIFY, that the annexed advertisement of
William Hammond, Zoning Comm. of Balto County in
matter of petition of Frances Stengel
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for _____ successive weeks before the
3rd day of June, 1981; that is to say,
the same was inserted in the issue of
June 4, 1981

Kimbel Publication, Inc.

Publisher.

By: *Kimbel*

PETITION FOR SPECIAL EXCEPTION
12th District
ZONING: Petition for Special Exception for
Service Garage
LOCATION: Southeast Corner of Merritt
Boulevard & Westfield Road
DATE & TIME: Tuesday, June 23, 1981 at
10:00 A.M.
PUBLIC HEARING: Room 106, County Office
Building, 111 W. Chesapeake Avenue,
Towson, Maryland
The Zoning Commissioner for Baltimore
County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a
public hearing
Petition for Special Exception for a
diagnostic automobile tune-up center
Service Garage
All that parcel of land in the Twelfth
District of Baltimore County
No. 1545 Merritt Blvd.
12th District Baltimore County, Maryland
Beginning for the area of the southeast
corner of Merritt Blvd. and Westfield Road,
thence running and bounding on the west
side of Merritt Blvd. (the east side being
lost from the corner) by a line curving
to the right with a radius of 1014.81 feet
for a distance of 116.36 feet, thence
bearing Merritt Blvd. for three lines of
division as follows: South 7 degrees 51
minutes 50 seconds East 60 feet, North 23
degrees 32 minutes 10 seconds East 130
feet and North 3 degrees 54 minutes 40
seconds East 137.58 feet to the south side
of Westfield Road, and thence running and
bounding on the south side of Westfield
Road as follows: North 75 degrees 27
minutes 10 seconds West 100.10 feet and
South 49 degrees 56 minutes West 30.52
feet to the place of beginning.
Containing 0.51 acres of land more or
less.
Being the property of Frances C. Stengel,
as shown on plat plan filed with the Zoning
Department.
Hearing Date: Tuesday, June 23, 1981 at
10:00 A.M.
Public Hearing Room 106, County Office
Building, 111 W. Chesapeake Avenue,
Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 5/14/81
Posted for: Petition for Special Exception
Petitioner: Frances C. Stengel
Location of property: SE corner Merritt Blvd &
Westfield Rd.
Location of Signs: Facing intersection of Merritt
Bld & Westfield Rd.
Remarks: _____
Posted by: William E. Hammond Date of return: 6/12/81
Number of Signs: 2

PETITION FOR SPECIAL
EXCEPTION-12th DISTRICT
ZONING: Petition for Special Ex-
ception for Service Garage
LOCATION: Southeast Corner of
Merritt Boulevard & Westfield
Road
DATE & TIME: Tuesday, June 23,
1981 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Petition for Special Exception for
(a diagnostic automobile tune-up
center) Service Garage
All that parcel of land in the
Twelfth District of Baltimore Coun-
ty
No. 1545 Merritt Blvd.
12th District, Baltimore County,
Maryland
Beginning for the same at the
southeast corner of Merritt Blvd.
and Westfield Road, thence run-
ning and bounding: the east side
of Merritt Blvd. (the east side be-
ing lost from the corner) by a line
curving to the right with a radius
of 1014.81 feet for a distance of
116.36 feet, thence bearing Mer-
ritt Blvd. for three lines of division
as follows: South 7 degrees 51 min-
utes 50 seconds East 60 feet, North
23 degrees 32 minutes 10 seconds
East 130 feet and North 3 degrees
54 minutes 40 seconds East 137.58
feet to the south side of Westfield
Road, and thence running and
bounding on the south side of West-
field Road as follows: North 75 de-
grees 27 minutes 10 seconds West
100.10 feet and South 49 degrees 56
minutes West 30.52 feet to the place
of beginning.
Containing 0.51 acres of land more
or less.
Being the property of Frances C.
Stengel as shown on plat plan filed
with the Zoning Department.
Hearing Date: Tuesday, June 23,
1981 at 10:00 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 4

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4, 1981

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once a week~~
~~once a week~~ before the 23rd
day of June, 1981, the first publication
appearing on the 1st day of June,
1981.

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$ 450

